

Raleigh's New Development Code

Building a 21st Century City



A 21st Century Development Code for Raleigh

Council Update 3/1/11

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CODE STUDIO

4-Step Process – Education is Key

1: Analyze

- Review Existing Code/Plan Material
- Interviews
- Citywide Listening Sessions
- Critique Existing Code Material

2: Approach

- Determine Drafting Approach
- Citywide Open Houses
- Elected/Appointed Officials

3: Drafting

- Incorporate Input & Feedback
- Reformat/Reorganize
- Prepare Unified Ordinance
- Open Houses

4: Adoption

- Revised Unified Ordinance
- Formal Adoption Hearings
- Final Unified Ordinance

Last Visit

- Confirmation of Direction – May 2010
 - Code Outline, Layout
 - Hybrid Code Approach
 - Transitions Workshops
 - Mapping Strategy

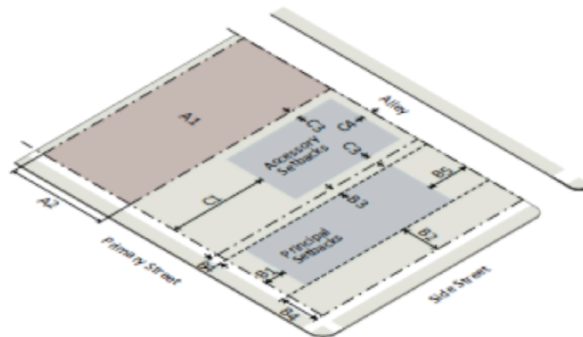
Code Layout

Module 1

Article 2.2. Conventional Option

Module 1 Revised: UDO Advisory Group Internal Review Draft

Sec. 2.2.1. Detached House



	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2 Width (min)	100'	80'	65'	50'	45'
A3 Building coverage (max)					
A4 Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
B. Principal Building Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	20'	20'	20'	20'	20'
B3 From side lot line (min)	10'	10'	10'	5'	5'
B4 Sum of side setbacks (min)	20'	20'	20'	15'	10'
B5 From rear lot line (min)	30'	30'	30'	20'	20'
C. Accessory Structure Setbacks					
C1 From primary street (min)	20'	50'	50'	50'	50'
C2 From side street (min)	20'	20'	20'	20'	20'
C3 From side lot line (min)	10'	5'	5'	5'	5'
C4 From rear lot line (min)	10'	5'	5'	5'	5'
C4 From alley (min)	n/a	n/a	4' or 20'	4' or 20'	4' or 20'

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40' / 3 stories	40' / 3 stories	40' / 3 stories	40' / 3 stories	40' / 3 stories
D2 Accessory structure (max)	25' / 2 stories	25' / 2 stories	25' / 2 stories	25' / 2 stories	25' / 2 stories
E. Ground Floor Elevation					
E1 20' or less from front property line (min)	2'	2'	2'	2'	2'
E1 More than 20' from front property line (min)	0'	0'	0'	0'	0'
F. Allowed Building Elements*					
Porch, stoop					
Balcony					

* see Sec. 6.1.11 for specific building element requirements.

Code Layout

Module 2

Module 2: Administration | INTERNAL REVIEW DRAFT



Sec. 11.2.4. Future Land Use Map Amendment

A. Applicability

1. The City Council shall consider amendments to the Future Land Use Map.
2. The City Council shall also consider amendments to the Future Land Use Map when changes to the Official Zoning Map are in conflict, as determined by the Planning Director.
3. Amendments to the Future Land Use Map shall be made in accordance with the provisions of this section.
4. An application to amend the Future Land Use Map may be initiated by the City Council, Planning Commission, Board of Adjustment, Planning Director or by the subject property owner or their agent.

B. Pre-Application Conference

Before submitting an application for a Future Land Use Map amendment, an applicant shall schedule a pre-application conference with the Planning Director to discuss the procedures, standards and regulations required for approval.

C. Neighborhood Meeting

All applicants applying for a Future Land Use Map amendment shall hold a neighborhood meeting in accordance with [Sec. 11.2.1.B.](#)

D. Application Requirements

1. An application for a Future Land Use Map amendment shall be submitted in accordance with [Sec. 11.2.1.C.](#)
2. A [Future Land Use Map Amendment](#) form must be filled out to initiate a map change.

E. Approval Process

1. Planning Director Action

The Planning Director shall review the application for a proposed Future Land Use Map amendment in light of the approval criteria of [Sec. 11.2.4.F](#) and provide a report to the Planning Commission and City Council.

2. Joint City Council / Planning Commission Public Hearing

- a. Within **XX** days after an application has been determined complete, the City Council and Planning Commission shall hold a joint public hearing and give notice in accordance with [Sec. 11.2.1.D.](#)
- b. At the public hearing, the Planning Director will explain or identify, by maps or otherwise, the location and area involved in the amendment.
- c. Those in favor of the amendment will be allowed a total of eight minutes to explain their support and those against will be allowed a total of eight minutes to explain their opposition. Additional time may be allowed by the City Council if requested in advance of the public hearing. Planning staff are not subject to the time limitation in either supporting or opposing the application.
- d. Following the joint public hearing, the application shall be referred to the next regularly scheduled Planning Commission meeting.

3. Planning Commission Action

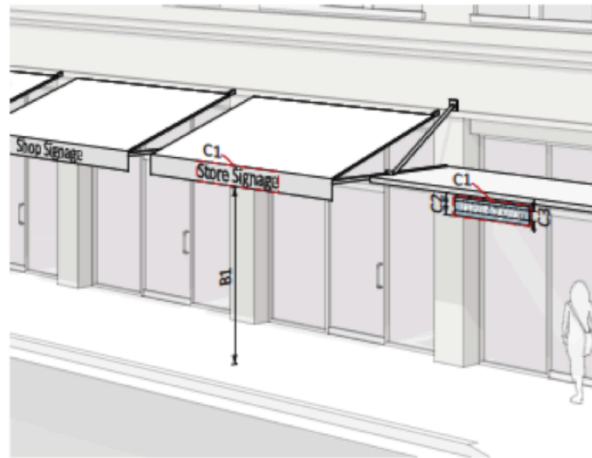
- a. The Planning Commission shall hold a public meeting on the proposed amendment.
- b. At the public meeting, the Planning Commission may refer to the application to committee for additional consideration or act upon the application.

Code Layout

Module 3

Module 3: Advisory Group Internal Review DRAFT

Sec. 8.3.5. Awning, Gallery, Marquee Signs



A. Description

An on-premise sign attached flat to (or extending vertically upward or downward) from an awning, gallery or marquee. A sign permit is not required.

B. Location

B1 Clear height (min)	8'
B2 ROW Encroachment	Allowed with Council approval

C. Size

C1 Area (max)	4 sf
C2 Height above or below awning, gallery or marquee (max)	12"
C3 Height of letters (max)	18"

D. Miscellaneous

Signs shall not extend outside the overall length or width of an awning, gallery or marquee, or extend above the height of the building wall that the awning, gallery or marquee is attached.

Sec. 8.3.6. Window Signs



A. Description

A window sign is an on-premise sign attached flat but parallel to the inside of a window or is within 12 inches of the window. A sign permit is not required.

B. Size

B1 Area per business (max combination of all windows covered by window signs)	20%
B2 Window signs may only cover 5% of window area between 4 and 7 feet above the adjacent sidewalk	

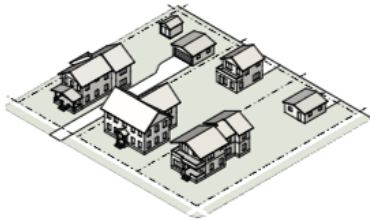
Hybrid Code

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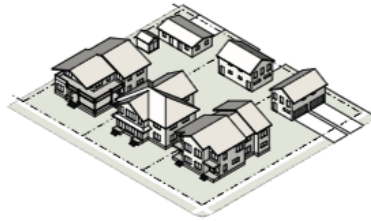
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Building Types



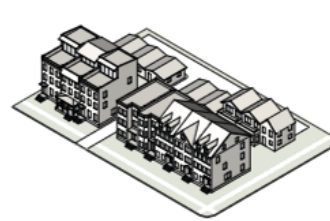
A. Detached House

A building type designed primarily to accommodate a one dwelling unit on an individual lot. In more intense districts, a detached house allows more than one dwelling unit and in certain settings may be used for nonresidential purposes.



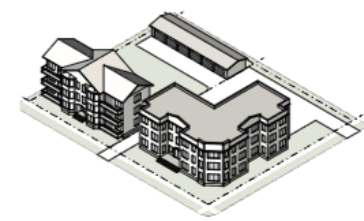
B. Attached House

A building type designed primarily to accommodate two dwelling units on an individual lot. In more intense districts, an attached house may be used for nonresidential purposes.



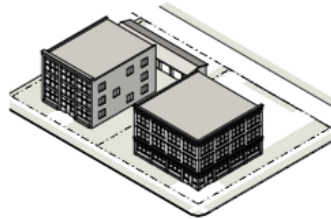
C. Townhouse

A building type designed primarily to accommodate two or more dwelling units consolidated side-by-side into a single structure. In more intense districts, a townhouse may be used for nonresidential purposes.



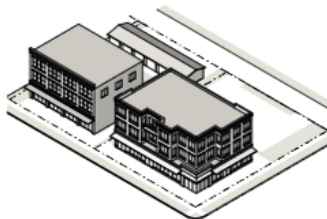
D. Apartment

A building type containing three or more dwelling units consolidated into a single structure. Units must be either situated wholly or partially over or under other units, or back to back with other units in the same structure.



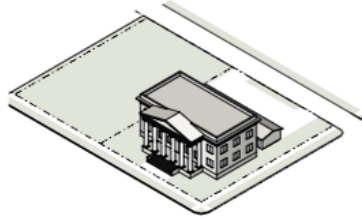
E. General Building

A building type intended primarily for commercial, office, manufacturing and employment uses.



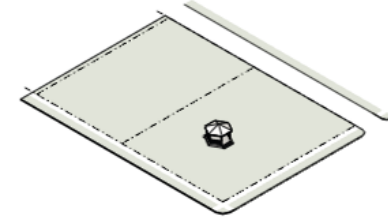
F. Mixed Use Building

A building type intended primarily for ground floor commercial uses with upper-story residential or offices uses.



G. Civic Building

A building type intended primarily for civic, institutional or public uses.



H. Open Lot

Open lots are used to accommodate uses with large outdoor or open areas. An open lot can also accommodate open space or natural areas worthy of preservation.

Frontage



Urban Limited
Urban General
Shopfront

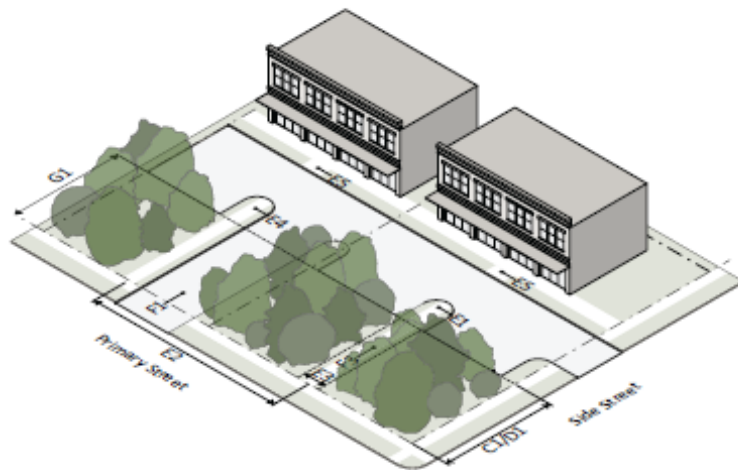


Parkway
Detached
Parking Limited
Green



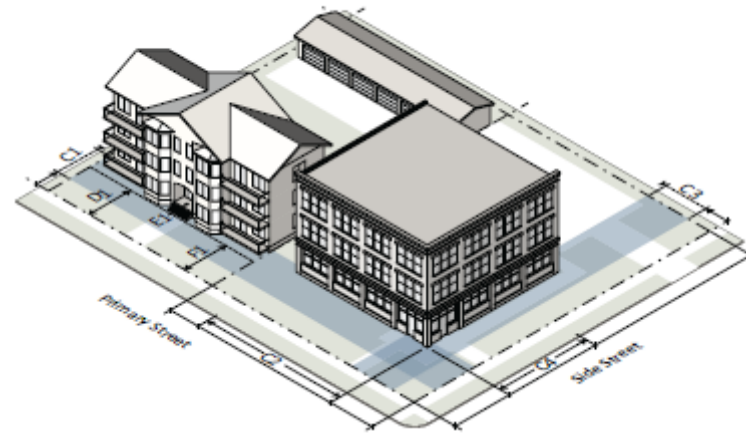
Hybrid Code

Sec. 3.4.3. Parkway (-PK)



A. Description	
Provide for a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street edge.	
B. Building Types Allowed	
Detached house	General building
Attached house	Mixed use building
Townhouse	Civic building
Apartment	Open lot
C. Additional Building Setbacks	
C1 From primary street (min)	50'
D. Additional Parking Setbacks	
D1 From primary street (min)	50'

Sec. 3.4.6. Green (-GR)



A. Description	
For pedestrian-friendly areas where it is infeasible or impractical to pull buildings up to close to street edge, but where parking between the building and street is not desired.	
B. Building Types Allowed	
Townhouse	Civic building
Apartment	Open lot
General building	
Mixed use building	
C. Build-to	
C1 Primary street build-to (min/max)	10'/30'
C2 Building width in primary build-to (min)	70%
C3 Side street build-to (min/max)	10'/30'
C4 Building width in side build-to (min)	35%
D. Additional Parking Limitations	
D1	No parking is permitted between the street and building. This requirement is not intended to restrict on-street parking.

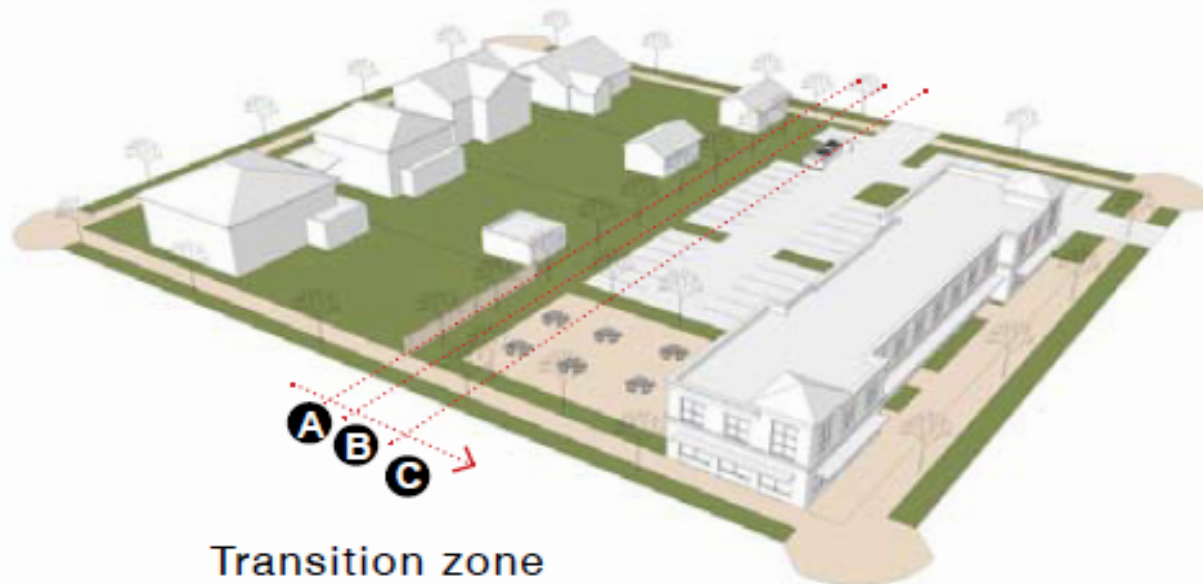
Transitions Workshops



Transitions Summary

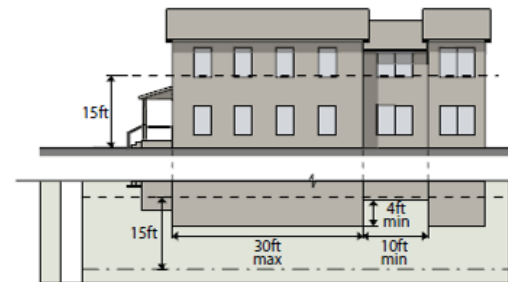
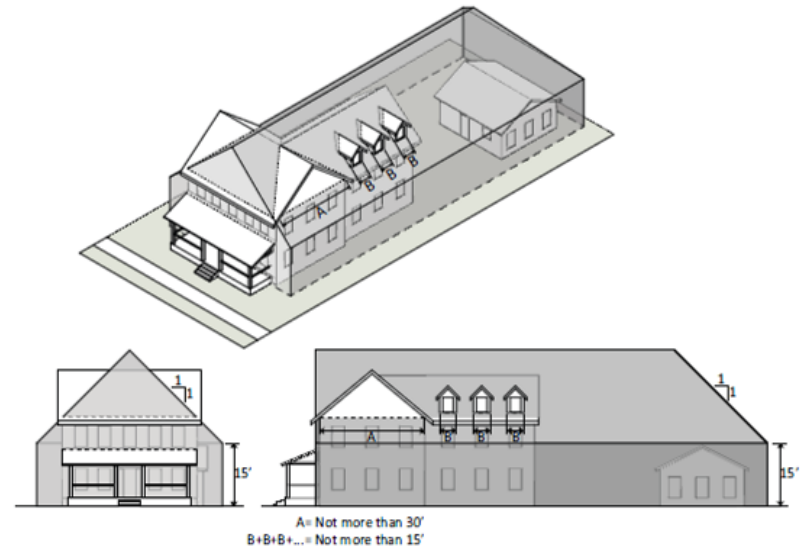
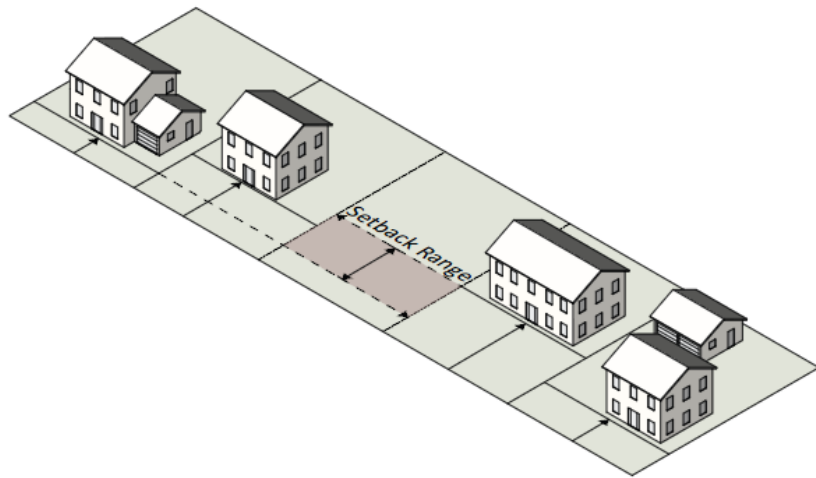
- Area A. Buffer and Screen
- Area B. Low Intensity Design
- Area C. Moderate Intensity Design

Transition Zone: Site < 200' in depth



Residential Infill Standards

- Avg. Street setback
- Height
 - Side & rear setback planes
- Side wall length

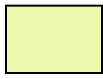






Mapping Strategy

- Comprehensive Plan
 - New Districts in Commercial/Industrial Areas
- Hybrid Code
 - Application of Frontages

Mapping Future Land Use Categories

RESIDENTIAL




	Rural
	Low
	Moderate
	Medium
	High


MIXED USE

	Office-Residential
	Neighborhood
	Community
	Regional
	Central Business



EMPLOYMENT

	Office/R&D
	Business/Commercial Services
	General Industrial



INSTITUTIONAL

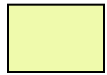




	Public Facilities
	Institutions

New Zoning Districts






Residential	Mixed-Use	Special	Overlay
R-1	RX Residential	AP Agriculture	SHOD-1,2
R-2	NX Neighborhood	CM Conservation	HOD
R-4	OP Office Park	R-MP Manuf. Hsg.	HOD-limited
R-6	OX Office	CMP Campus	NCOD
R-10	CX Commercial	IH Heavy Industry	MPOD
	DX Downtown	PD Planned Dev.	WPOD
	IX Industrial		PDD
Existing districts Units/acre Cluster options	New districts Replace SC, TD, NB, O&I, R-15+ Height & frontage No density or FAR	Mix of existing & new districts	Existing districts + HOD light Enhancements to process & administration

Future Land Use Categories




RESIDENTIAL

	Rural	R-1
	Low	R-2, 4, 6
	Moderate	R-10
	Medium	RX-3
	High	RX-5+

MIXED USE

	Office-Residential	OX
	Neighborhood	NX
	Community	CX
	Regional	CX
	Central Business	DX

EMPLOYMENT

	Office/R&D	OP
	Business/Commercial Services	IX
	General Industrial	IH

INSTITUTIONAL

	Public Facilities	Various
	Institutions	CMP

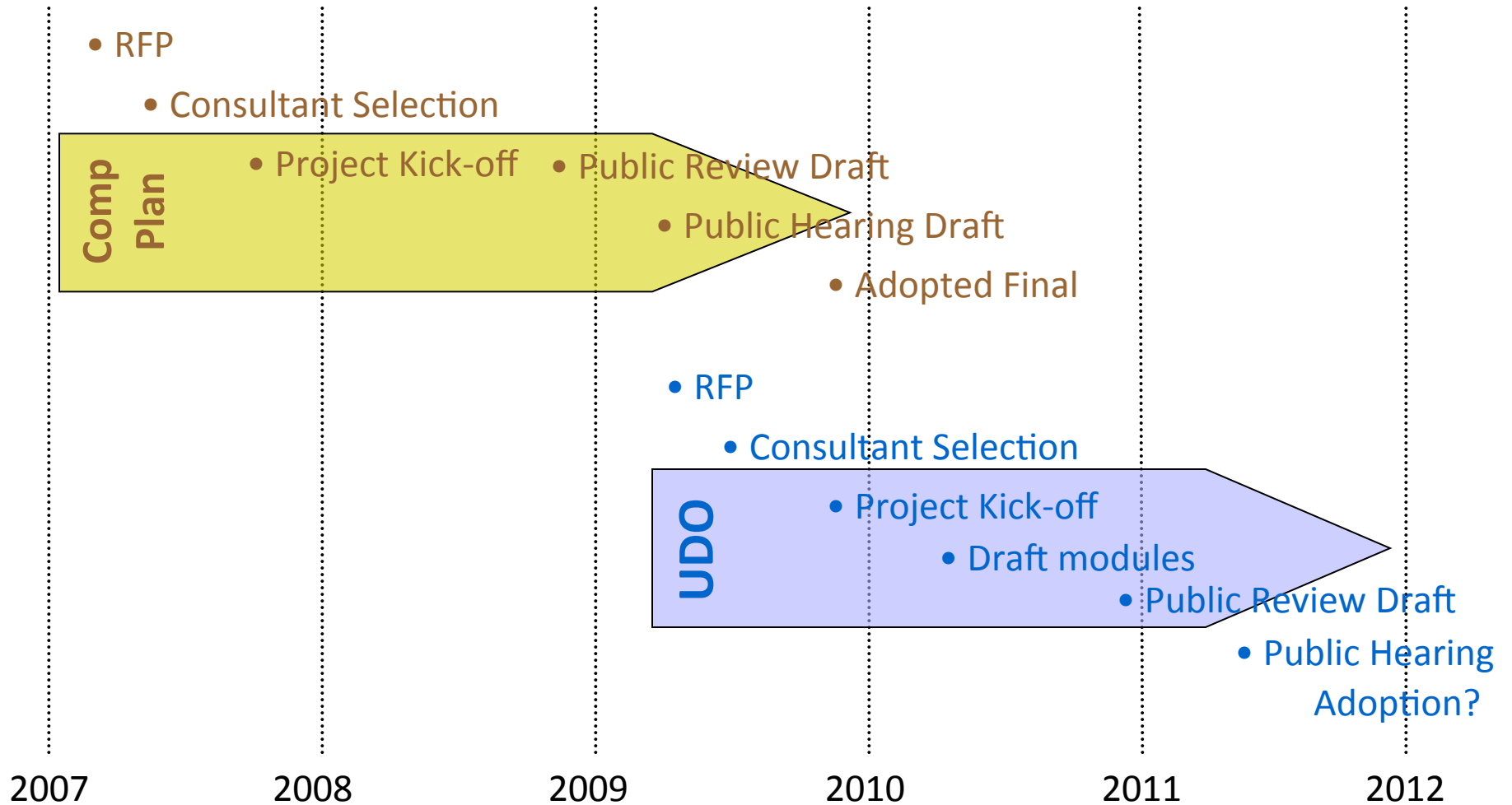
Mapping Strategy

- Mapping of Base Districts
 - Complete draft, digitization in progress
- Mapping of Frontages
 - “Urban Form” map to provide policy support
- Process
 - CAC Meetings – test area mapping as education

Mapping Strategy



A Five Year Process



Next Steps

- Review of Module 3
 - Staff/Advisory Committee
- Consolidated Draft
 - Staff
- Public Comment
 - Including Advisory Committee
- Public Hearing Draft
 - With Public, Advisory Committee Comments

Adoption Strategy

- UDO Text Adoption
 - Summer/Fall 2011
 - New Code Effective Only When Mapped, Apply Existing Regulations Until Mapping Completed
- New Official Zoning Map
 - Anticipated Draft Spring 2012
 - Comprehensive Rezoning
 - Base Districts + Frontages

Important Future Dates

Date	Milestone
February 23	Module 3: <i>Regulations</i>
April 6	Consolidated Public Review Draft
April 6 – June 6	Public comment period
July	Public Hearing (tentative)

Raleigh's New Development Code

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Thank you.